

London Road, Hadleigh, Benfleet, Essex, SS7 2PD
2 bedroom first floor flat / O.I.E.O £180,000 / t. 01702 555888

We are delighted to present this spacious and beautifully presented two bedroom first floor flat, ideally located in the heart of Hadleigh Town Centre. Recently renovated throughout, the property offers stylish and contemporary living, featuring a stunning fitted kitchen open-plan to a bright and welcoming lounge, generously sized bedrooms, and a luxurious four-piece bathroom suite.

We are advised that the property has benefited from significant upgrades within the past two to three years, including new uPVC double glazing, a new combination boiler and a complete rewire.

Perfectly positioned for convenience, the flat is just a stones throw from a variety of local shops, amenities and cafés, with supermarkets also close at hand. Nearby green spaces such as Hadleigh Country Park and John Burrows, along with excellent transport links and bus routes, further enhance the location. The property also falls within the catchment area for highly regarded schools, including Hadleigh Infant and Junior Schools and The King John School.

Early viewing is highly recommended—contact us today to arrange your appointment.

Find us on

GROUND FLOOR

1ST FLOOR

A space to call home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

\ Spacious Two Bedroom First Floor Flat

\ Completely Renovated

\ Stunning Kitchen Open Plan To Lounge

\ Luxury Four Piece Bathroom Suite

\ Good Size Bedrooms

\ Own Private Entrance Door

\ Low Annual Charges

\ Hadleigh Town Location

\ Close To Shops, Supermarkets & Café's

\ Excellent School Catchments

\ EPC Rating – D

\ Council Tax Band –

\ Recently Installed Upvc Double Glazing, Combination Boiler & Re-Wire





Private entrance door opening to entrance lobby.

**Entrance Lobby **
Tiled flooring, smooth plastered ceiling, entrance door to entrance hall.

**Entrance Hall **
Storage cupboard housing gas meter, stairs with timber balustrade leading to first floor.

**Hallway 11’11 x 7’7 **
Vertical radiator, smooth plastered ceiling with inset spotlights, skylight, electric meter cupboard, carbon monoxide and smoke alarm, doors to accommodation off.

**Kitchen Open Plan To Lounge 21’1 x 11’5 **
The kitchen comprising stunning fitted kitchen with ceramic sink and drainer unit with chrome mixer tap inset into a range of square edge worktops with high gloss cupboards and drawers beneath and matching eye level units, space for a fridge freezer, integrated oven, four ring induction hob with chimney style extractor above, tiled splashback, USB charging points, powerpoints, Herringbone style flooring, large breakfast bar facility, smooth plastered ceiling with inset spotlights. Open plan to the lounge having fitted carpet, attractive feature fireplace with timber mantle and tiled hearth, TV point, power point, smooth plastered ceiling, UPVC double glazed window to front, radiator.

**Bedroom One 13’ x 10’9 **
UPVC double glazed window to rear, fitted carpet, vertical radiator, power points, smooth plastered ceiling.









**Bedroom Two 12’6 x 7’ **
UPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bathroom 9’4 x 7’4 **
Luxury four piece suite comprising panelled bath with chrome controls, vanity wash basin with chrome mixer tap and storage below, push button WC, large walk-in shower cubicle with drench style shower head above and separate attachment, tiled walls and flooring, extractor, UPVC obscure double glazed window to rear, heated towel radiator, shaver point, utility cupboard with worktop and space and plumbing for a washing machine, also housing wall mounted combination boiler.

**Lease Info **
We understand there is a lease of approximately 92 years remaining. The ground rent is approximately £100 per annum and the buildings insurance is approximately £320 per annum.

**Parking **
We are informed that a parking permit can be applied for.

PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.
Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.
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at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

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